

REPORT SUMMARY

REFERENCE NUMBER: 24/501197/FULL		
APPLICATION PROPOSAL: Retrospective application for the change of use of land for the exercising of dogs, construction of a parking area, erection of a small field shelter and the placing of dog exercise apparatus on the land.		
ADDRESS: Land at Pett Farm Pett Road Stockbury Sittingbourne Kent ME9 7RJ		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to planning conditions in Section 8 of this report.		
SUMMARY OF REASONS FOR RECOMMENDATION: <ul style="list-style-type: none"> • Minimal level of harm to the character and appearance of this rural area. • Acceptable in relation to neighbour amenity and access and parking arrangements. • Whilst a departure from the Local Plan, material considerations indicate that planning permission should be approved. 		
REASON FOR REFERRAL TO COMMITTEE: The application is a departure from the development plan.		
WARD: North Downs	PARISH/TOWN COUNCIL: Stockbury	APPLICANT: Mr Terry Davis AGENT: DHA Planning
CASE OFFICER: Chloe Berkhauer-Smith	VALIDATION DATE: 21/03/24	DECISION DUE DATE: 28/06/24
ADVERTISED AS A DEPARTURE: Yes		

Relevant Planning History

No relevant planning history.

Enforcement History:

24/500065/ACCESS - Enforcement Enquiry

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site is rectangular covering approximately 0.8 hectares of grade 3 agricultural land located within the countryside as defined in the Local Plan. The site is approximately 228m south-west from the borough boundary that adjoins Swale borough boundary. The application site is in the Kent North Downs National Landscape (formally known as AONB) and Gore Wood Ancient Woodland is situated adjacent to the site to the south-east.
- 1.02 The site is located to the north-west of Pett Road and is accessed from the south-west corner of the site from an existing access track taken from Pett Road. The existing access track runs along the south-west boundary of the site. The site is enclosed with 1.8m high wire and post fencing which is positioned around the perimeter of the site. The south-east boundary treatment where the site adjoins Pett Road consists of mature trees and vegetation meaning the site is well screened from the road.

Aerial photo of the site



1.03 Beyond the site, the area is largely rural in character with areas of open fields/paddocks and woodland. To the north-east of the site there are a number of residential properties including Pett House, Norton Green House, Farriers, Pett Farm Cottages and Paget Cottage and to the south-east lies another residential property Pett Wood Cottage. To the south-west of the site there is a stable block and sand school and other larger agricultural/equestrian buildings and a number of residential properties including Wildwinds, Entangled and Norton Green Bungalow.

2. PROPOSAL

2.01 The application seeks a retrospective application for the change of use of land for the exercising of dogs, construction of a parking area, erection of a small field shelter and the placing of dog exercise apparatus on the land.

Proposed site plan



- 2.02 The proposal makes use of the existing 1.8m high post and wire fencing that defines the field and the proposed plan highlights that a native hedgerow planting with over a thousand tree whips have been planted.
- 2.03 A number of exercise apparatus has been placed on the site for the exercising of dogs, however this apparatus has not been secured to the ground and the submitted planning statement sets out that it is a temporary nature and can easily be removed.



- 2.04 The proposed field shelter would have an approximate width and depth of 1.8m. It would have a mono-pitched roof with an eaves height of approximately 1.9m and maximum height of 2.1m. The submitted planning statement sets out that it is attached to a pallet and therefore not permanently fixed to the ground, and it has been designed so that it can be easily moved or removed if no longer required.
- 2.05 The proposed parking area is situated in the south-west corner of the site adjacent to the access point. It is approximately 10.4m wide and 12.3m deep and accommodate up to three cars. It has been constructed of type 1 roadstone and is enclosed by a post a wire fencing.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan Review 2024
LPRSS1 – Maidstone borough spatial strategy
LPRSP9 Development in the Countryside
LPRSP11 - Economic development
LPRSP12 - Sustainable transport
LPRSP14 - Environment
LPRSP14(A) - Natural environment
LPRSP15 – Principles of good design
LPRTRA2 - Assessing transport impacts
LPRTRA4 - Parking
LPRQD 4 Design principles in the countryside

The National Planning Policy Framework (NPPF):

National Planning Practice Guidance (NPPG):

Maidstone Landscape Character Assessment 2012 (Updated 2013)
Kent Downs AONB Management Plan 2021-2026 (Third Revision)

4. LOCAL REPRESENTATIONS

Local residents:

- 4.01 No representations received objecting to the application.
- 4.02 48 representations received in support of the application for the following (summarised) reasons:
- Provides a safe and secure environment
 - In keeping with the local area
 - Useful addition to the local community
 - No noise pollution
 - Additional traffic is negligible
 - Proposal does not interfere with traffic, roads or other residents
 - Provides a valuable resource
 - Poses no threat to wildlife and maintains the landscape and a green space

Stockbury Parish Council

- 4.03 Object to the application for the following (summarised) reasons:
- Concerns regarding the sustainability and impact of this proposed development on our rural community. The primary concern is related to the increased in traffic that the proposal would generate.
 - The existing road infrastructure is already heavily congested, this congestion has made the road dangerous for pedestrians, cyclists, horse riders and other motorists. The traffic generated from the proposal would exacerbate these safety issues, particularly given the limited passing places, poor sightlines, and single-track nature of the rural lane.
 - Concerned about the impact on the longstanding stables and horse-riding activities in the area. The increased traffic resulting from existing businesses has significantly heightened safety risks for horse riders attempting to enjoy the rural lanes and surrounding area.
 - We urge Maidstone Borough Council to consider the impact of traffic generated by such developments on the safety and quality of life of our residents, especially those engaged in traditional rural activities like horse riding.
 - In summary, Stockbury Parish Council strongly objects to the proposed development and request Maidstone Borough Council to refuse permission for planning application 24/501197/FULL.

Councillor Stephen Thompson

- 4.04 In support of the application
- The statement of intent meets the criteria within para 8 of the NPPF.
 - Concerned that the width of Pett Road makes access to the site challenging, however confident that users of the site will observe patience and cooperation. The highways situation is therefore not ideal but is acceptable.
 - Note that while pony/horse riding occurs in the vicinity, there are minimal other public users. This business is welcomed as the pressure at other nearby public sited where dog exercise may have been frequent is significant.
 - Note the supportive comments from two immediate neighbours. They are content re security and noise. Note that there is no comment on traffic intensity, so summarise that they do not think this has risen significantly.
 - Note the biodiversity and ecological upgrading measures and welcome that some of them are already in place.
 - In summary, while noting the moderate increased pressure this business will bring to the constrained local roads, and the fact that this application is retrospective, I am happy to recommend approval.

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below. Comments are discussed in more detail in the appraisal section where considered necessary)

Natural England

5.01 No objections.

Forestry Commission

5.02 Offered their standing advice.

Environmental Health

5.03 No objection subject to conditions.

KCC Ecology

5.04 No objection subject to conditions.

6. APPRAISAL

6.01 The relevant material considerations in this case include assessing the impact of the proposal in the following areas:

- Countryside location and policy LPRSP9
- Character and appearance
- Residential amenity
- Site location, access, parking and highways
- Rural economy
- Biodiversity/Trees

Countryside location and policy LPRSP9

6.02 The starting point assessment for all applications in the countryside is Local Plan policy LPRSP9. Policy LPRSP9 states that development proposals in the countryside will not be permitted unless:

- a) they accord with other policies in this plan and
- b) will not result in significant harm to the rural character and appearance of the area.

6.03 Other Local Plan policies permit development in the countryside in certain circumstances and subject to listed criteria. If development accords with one of these other Local Plan policies, this compliance is weighed against the harm caused to character and appearance with a proposal assessed against policy LPRSP9 overall.

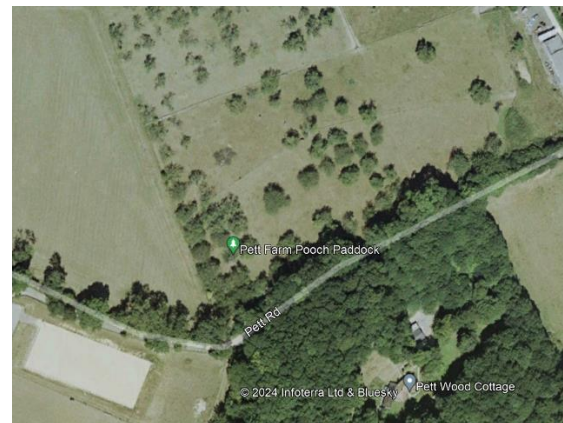
6.04 The application does not involve the conversion of agricultural land to domestic garden so LPRENV2 is not relevant. The application does not involve the expansion of an existing business on the application site so policy LPRCD6 is not relevant. Therefore, there are no Local Plan policies that support the application. The recommendation to grant planning permission would as a result be a departure from the adopted Local Plan.

6.05 The National Planning Policy Framework (NPPF) highlights that the planning system is plan-led. The NPPF reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which require by law that planning applications "must be determined in accordance with the development plan, unless material considerations indicate otherwise".

6.06 The following assessment considers the material considerations that are present that justify permission being granted contrary to the Local Plan.

Character and appearance

- 6.07 Policies LPRSP9 and states that development in the countryside should not result in significant harm to the character and appearance of the area. LPRQD4 requires new development to be located adjacent to existing buildings or unobtrusively located and well screened by existing or proposed vegetation. Within the pre-ambles of the policy, it also states that account should be taken of the Maidstone Borough Landscape Character Guidelines SPD and the Kent Downs AONB Management Plan.
- 6.08 In the Council's published Landscape Character Assessment, the application site is within the boundary of the Hucking Dry Valleys, which is part of the wider Dry Valleys and Downs Landscape. The key characteristics of this area are:
- Gently undulating landform
 - Large woodland tracts and block much of which is ancient
 - Parkland trees
 - Post and wire fencing which often follows ridges
 - Narrow, winding and often deeply set lanes that area often lined with hedgerows or enclosed by taller vegetation
 - Paddocks and remnant orchards close to Pett Farm.
- 6.09 The Landscape Character Assessment sets out that the area has a good condition with high sensitivity and the guidelines for this area are to conserve.
- 6.10 The submitted planning statement sets out that historically the land was used as a cherry tree orchard but due to the change in growing methods and agricultural practices traditional cherry orchards are no longer viable. It states that the orchard ceased production in the late 1990's early 2000's and the orchard was cleared but some cherry trees remain.



Application Site 1990 (Google Earth)

Application Site 2003 (Google Earth)

- 6.11 The proposal has largely maintained the existing character of the site, making use of the existing post and wire fencing which is a key characteristic of the area.
- 6.12 The submitted planning statement also sets out that all the existing hedgerows/trees will be retained, and it states that the 1000 no. additional native species have been planted along the north-western, south-eastern and south-western boundaries of the site and 20 no. Oak, Beech and Field Maple trees have recently been planted on site.

- 6.13 The existing boundary treatment along the south-west boundary of the site consists of mature trees and vegetation, the site is therefore well screened from Pett Road ensuring the site is not highly visible from any public vantage points. Furthermore, the additional hedgerow planting noted above will add to this screening.

South-west boundary and proposed field shelter



- 6.14 The proposal also incorporates the erection of field shelter and exercise apparatus for the exercising of dogs. The proposed field shelter is small timber structure and designed to provide shelter for users in the event of poor weather. The submitted planning statement sets out that shelter is attached to a pallet and therefore not permanently fixed to the ground and that it has been designed so it can easily be moved around or removed when no longer required. The scale of the proposed field shelter is modest and considering its simple design it would not result in significant harm to the character and appearance of the area.
- 6.15 In regard to the proposed exercise apparatus, considering they are not permanently fixed to the ground and considering their temporary nature whereby they can be easily removed with minimal work, they would not result in significant harm to the character and appearance of area.
- 6.16 The proposed parking area is situated in the south-west corner of the site adjacent to the access point. It is approximately 10.4m wide and 12.3m deep and accommodate up to three cars. It has been constructed of type 1 roadstone and is enclosed by a post a wire fencing. The additional hardstanding does result in a negative visual impact, however the size of the hardstanding has been kept to a minimum to only accommodate up to 3 cars with enough room to ensure cars are able to turn and leave the site in a forward-facing gear. Furthermore, the parking area has been sited directly next to the entrance of the site ensuring the hard standing does not further encroach into the field. Additionally, the parking area is screened from the road by the existing boundary treatment along the south-east boundary of the site.
- 6.17 Overall, the proposal has not significantly altered the appearance of the site, all existing trees have been retained and the proposal makes use of the existing post and wire fencing which is a key characteristic of the area. The proposal would sit acceptably within the rural landscape and therefore accord with Local Plan policies LPRSP9 and LPRQD4.

Residential amenity

- 6.18 Local Plan policy LPRSP15 states that proposals will be permitted which create high quality design and where they respect the amenities of occupiers of neighbouring properties. Development should not result in, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion. Built form should not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 6.19 The closest neighbouring property to the application site is Pett Wood Cottage, Pett Road which is approximately 76m south-west of the application site. All other neighbouring properties are a significant distance from the site. Given the distance of the application site to any neighbouring properties, the proposal would not impact residential amenity in terms of a loss of light or overshadowing or a loss of privacy or overlooking.
- 6.20 The applicant has proposed the following:
- Booking to be made in advance based on ½ hour or 1 hour time slots;
 - The facility is operated from 7:00am to 4:00pm during winter months and 7:00am to 8:00pm during Spring and Summer months
 - All dogs must be fully up to date with their vaccinations and worming for the safety and welfare of all users.
 - Bins are provided on the site for waste matter. These are emptied and contents collected and disposed of by a licenced waste contractor.
 - Arrival and departure to completed within the time slot and ensuring sufficient time to unload and load your dog/s back into your vehicle. Your slot includes arriving, unloading your dog/s, getting to your booked area, time in the fenced area, exiting the area, loading your dog/s back into your vehicle, and then departing our premises within your slot.
 - Only one person/family/group are allowed on the site at a time and a maximum of two vehicles per person/family/group are allowed at any one time.
 - If the dog walker/owner arrive early at the facilities they are required to STAY in the vehicle and with their dog until the previous user/users have left the site.
- 6.21 To ensure that the field is not used to an excessive degree, it would be appropriate to require by planning condition further detail of its operation so that the number of dogs using it at any one time can be controlled and to control the booking mechanism / crossover of customers, and the number / length of session that would take place each day. Provided these measures are understood and managed, the site could be used acceptably without detriment to neighbouring amenity.
- 6.22 Overall, based on the details listed above, which can be controlled by condition, the proposal would not cause an unacceptable impact on local residential amenity.

Site location, access, parking and highways

- 6.23 Local Plan policy LPRSP15 states that proposals which create high quality design will be permitted, where they safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access. Local Plan policy LPRTRA2 seeks to ensure that the vehicle trips generated by a use can be adequately accommodated on the road network.
- 6.24 The NPPF states that planning decisions "...should recognise that sites to meet local business...needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development does not have an unacceptable impact on local roads..."

- 6.25 Due to the nature of the use, it would be difficult to find a site in a settlement with the benefit of the large area of open space for dog exercising that this site offers.
- 6.26 Access to the site is taken from an existing access along Pett Road. There is a five-bar gate situated at the entrance point of the car park that is set back from the road by approximately 13m. This set back ensures vehicles do not have to wait on the main road to open the gate.
- 6.27 The application includes a parking area to accommodate up to 3 cars which is located in the south-west corner of the site adjacent to the entrance. The size of the parking area has been kept to a minimum to only accommodate the necessary parking requirements and also to enable enough space to ensure vehicles can leave the site in a forward-facing gear.
- 6.28 As discussed above, the use of the site would be low intensity and controlled via a booking system which would limit the number of visitors to the site at any given point. Sufficient parking is provided for the limited number of visitors. Further details of the booking system and the turnover of customers will be required by condition to ensure there is sufficient time between one group leaving and another arriving and to ensure there is no overspill onto the highway.
- 6.29 The NPPF states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (Paragraph 115 NPPF 2023)". It is concluded that the impact of the application on highway safety will be acceptable and the impact on the road network will not be 'severe'. The impact of the proposal is found to be acceptable.

Rural economy

- 6.30 Guidance in the National Planning Policy Framework is a material planning consideration. Under the heading "Supporting a prosperous rural economy" the NPPF states planning decisions "...should enable the sustainable growth and expansion of all types of business in rural areas...through conversion of existing buildings".
- 6.31 Although not directly relevant, Local Plan policies LPRSP11 and LPRCD6 (no existing business) are generally supportive of proposals for economic development in the countryside. With the nature of the use and the space required for dogs to be exercised, it would be difficult to find a suitable site for this use in a settlement.

Biodiversity/Trees

- 6.32 Local Plan policy LPRSP14(A) states: "To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment ...where appropriate development proposals will be expected to appraise the value of the borough's natural environment through the provision of...an ecological evaluation of development sites...to take full account of the biodiversity present, including the potential for the retention and provision of native plant species".
- 6.33 All the existing trees and hedgerows on the external boundaries of the site have been retained. The submitted planning statement outlines that over the course of the last 12 months the applicant has planted approximately 1000 native species hedge plants along the north-western, south-eastern, and south-western boundaries to reinforce and gap-up the existing hedgerows. This is in line with the guidance within the Maidstone Landscape Character Assessment that sets out an action for the area is to gap up hedgerows in the few locations where this is needed.

- 6.34 The planting includes the following species:
- Hawthorn, Blackthorn, Hornbeam, Hazel Dog Rose and Common Dogwood.
- 6.35 Over 20 native trees have also been planted within the site which include Oak, Beech and Field Maple.
- 6.36 KCC Ecology have received the submitted information and provided the following comments:
"No ecological information has been submitted with this retrospective application. As a result of reviewing the data we have available to us, and the information submitted with the retrospective planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. We advise that our comments would not have changed if this application had been submitted prior to works commencing."
- 6.37 KCC Ecology have noted that the field is designated a priority habitat for traditional orchard. They have stated that as a declining habitat, any relict trees should be protected and no further loss to the priority habitat should occur with the usage as a dog exercise area by the applicant. It is unlikely a dog exercise area will have an effect on these relict trees or priority habitat, but this can be safeguarded with sensitive management. They have requested a condition requiring a detailed enhancement and management plan.
- 6.38 In regard to ecological enhancements, KCC Ecology have noted the existing enhancements that have already taken place on site, however they have suggested further enhancements such as seasonal mowing regimes and log piles placed near the hedgerow boundaries. These measures can be requested by way of condition.
- 6.39 The application site is situated adjacent to an Ancient Woodland Gore Wood. KCC Ecology have reviewed the application and provided the following comments:
"An ancient woodland site Gore Wood is within 10m, separated by a road, but is unlikely to be impacted by this small-scale usage. No associated artificial lighting is present, which would disturb bats and other wildlife. The site is to be visited by low numbers of dog walkers in daylight hours with a maximum 2 cars per booking and provision has been made for allocated onsite parking and solid dog waste. The post and wire fencing used is suitable for this situation and will allow free movement of small wildlife species."
- 6.40 Given the distance of the site from the ancient woodland together with the nature of the proposal, the proposal would not impact the adjacent ancient woodland.

PUBLIC SECTOR EQUALITY DUTY

- 6.41 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 The National Planning Policy Framework (NPPF) reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which requires by law that planning applications "must be determined in accordance with the development plan, unless material considerations indicate otherwise".
- 7.02 There are no Local Plan policies that directly support dog exercise uses. In this context as the application is not in accordance with the adopted Local Plan, it needs to be determined as to whether there are other material considerations that justify granting planning permission.

7.03 The proposal is found to be acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area. The proposal is acceptable in relation to neighbour amenity and the access and parking arrangements are all acceptable. A planning condition will require a further application for the display of any advertisements or signs.

7.04 It is concluded that whilst the application is not in accordance with the development plan (a departure) these material considerations that have been outlined and the minimal level of harm indicate that planning permission should be approved.

8. RECOMMENDATION GRANT PLANNING PERMISSION subject to the following conditions with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee:

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan – Drawing No. DHA_33242_01 – Received 18/03/2024
Proposed Site Layout Plan – Drawing No. DHA_33242_03 – Received 18/03/2024
Moveable Field Shelter Details – Drawing No. DHA_33242_05 – Received 18/03/2024
Reason: To clarify which plans have been approved
- 2) The use hereby permitted shall cease and all structures, equipment, and materials brought onto the land for the purposes of such use shall be removed within 6 weeks of the date of the failure to meet any one of the requirements set out in (i) to (iv) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include:
 - a) The booking system for use of the dog walking area
 - b) How access will be restricted to only those with a booking.
 - c) The booking time intervals / slots including the length of time between them for each session throughout the year.
 - d) Details of procedures for the disposal of waste
 - e) Policies on the supervision of dogs on site
 - f) Site notices to be secured on site advising of steps to be taken in case of the escape of a dog.
 - g) Schedule of maintenance including a landscaping scheme grass (sward) cutting regime to achieve variation in grass lengths on different parts of the site to maintain a rural appearance.
 - h) Details of proposed landscaping (see condition 3)
 - i) Measures to minimise noise nuisance
 - j) A review mechanism in response to justified complaints.
 - k) A timetable for the implementation of points a) to j) above with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
 - ii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - iv) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.

Reason: To ensure the visual amenity, character, and appearance of the open countryside location.

- 3) At the end of the first planting season (October to February) following the approval of planning permission, landscaping shall be in place that is in accordance with landscape details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The landscape details shall
- (a) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012) <https://tinyurl.com/4a7uhhz5>
 - (b) show all existing trees, hedges, and blocks of landscaping on, and immediately adjacent to, the site.
 - (c) provide details of new on-site planting in a planting specification (location, species, spacing, quantity, maturity) and including the gapping up and strengthening of the existing hedgerow consisting of double staggered hedgerow with approximately 45cm spacing with 30cm between rows and consisting of 70% Hawthorn or Blackthorn, 5% Dogwood, 10% Field Maple, 10% Hazel, 2.5% Holly and 2.5% Wayfaring Tree.
 - (d) provide landscape implementation details and timetable.
 - (e) provide a [5] year landscape management plan.

Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

- 4) Any of the approved landscaping which fails to establish or any trees or plants which, within five years from the commencement of the approved use are removed, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.
Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the
- 5) No activity in connection with the use hereby permitted shall take place outside the hours of 7am and 8pm and within these 13 hours, no activity in connection with the use hereby permitted shall take place outside of daylight hours.
Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers and to protect the rural character of the locality.
- 6) Notwithstanding the provision of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 no advertisements or signage shall be displayed at the site without the consent of the local planning authority.
Reason: To safeguard the character and appearance of the surrounding area.
- 7) No external lighting shall be installed on the site.
Reason: In the interests of visual amenity and ecology.
- 8) Within 3 months of the date of this permission, a detailed enhancement and management plan will be submitted to, and approved in writing by, the local planning authority. The plan shall show the relict 'Traditional Orchard' trees and how they will be managed. This will include the completed and future enhancement measures of the site and surroundings to preserve the trees and enhance biodiversity. This will include basic management measures to achieve the proposed habitat target conditions and include native and wildlife-friendly planting and features on, or adjacent to, the application site. The approved measures will be implemented and retained thereafter.
Reason: In the interests of visual amenity and ecology
- 9) The use shall only accommodate a maximum of 4 dogs at any one time and the land shall be used for as a dog care facility only and for no other purpose (including any other purpose in Classes E of the Schedule to the Town and Country Planning

(Use Classes) Order 1987 or permitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any statutory instrument revoking and re-enacting those Orders with or without modification).

Reason: Unrestricted use of the land could potentially cause harm to the character, appearance and functioning of the surrounding area and/or the enjoyment of their properties by adjoining residential occupiers.

NB: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.